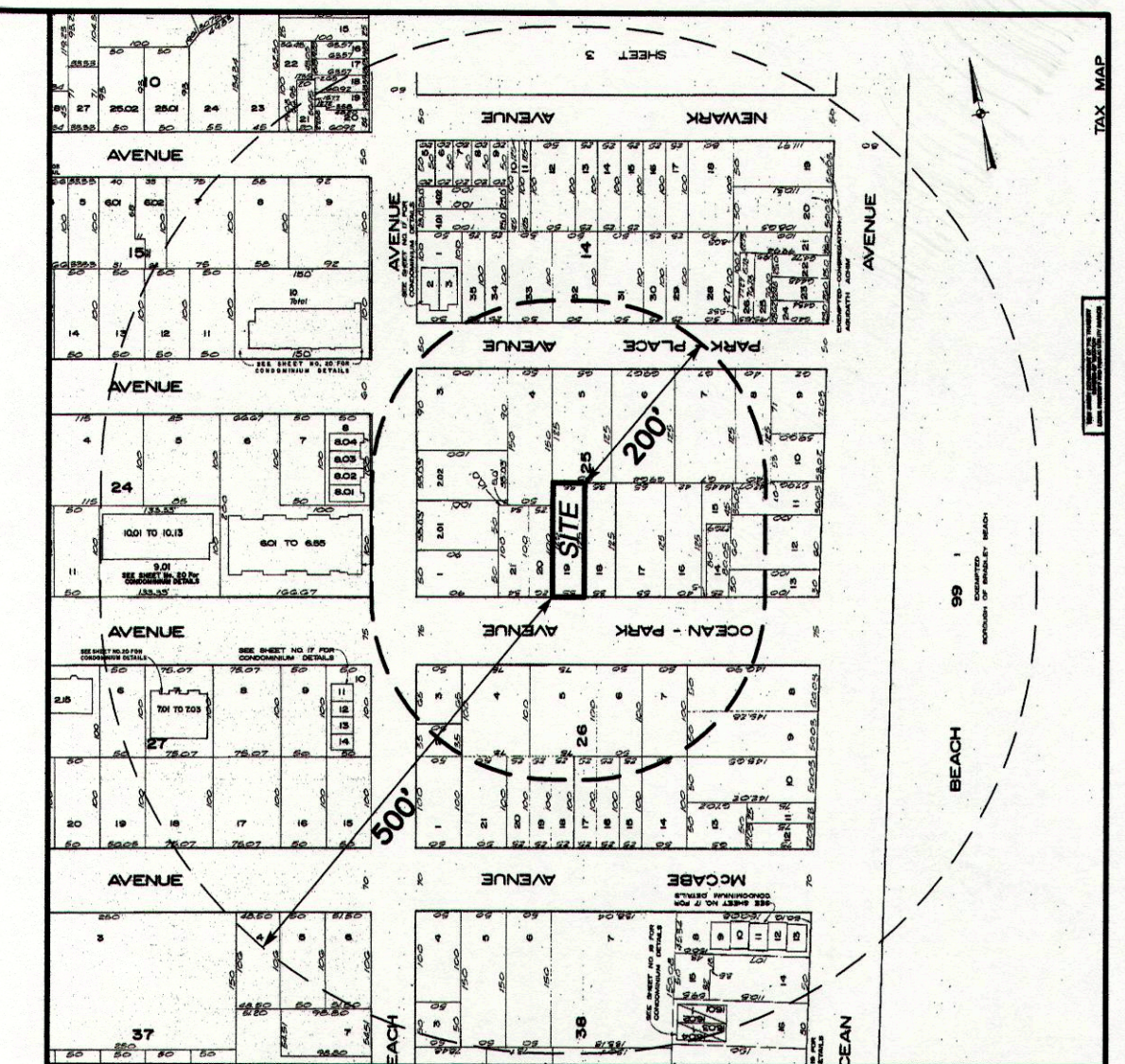
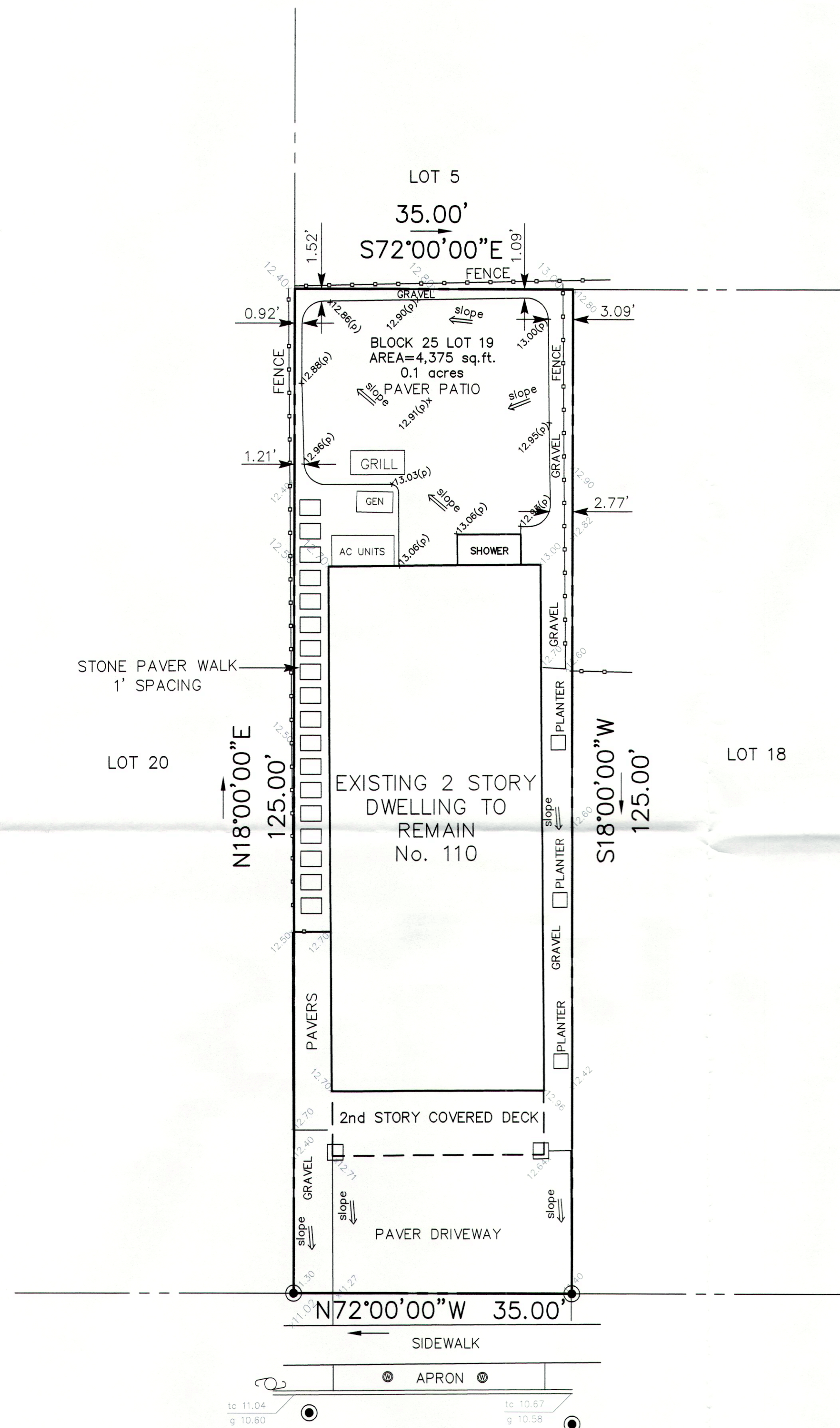


AREA CALCULATIONS
LOT AREA= 4,375 SF.
PLANTER (3) 9.78 SF
DWELLING 1,746.91 SF
COV. PORCH 217.27 SF
PAVERS WEST SIDE 119.39 SF
AC 30.13 SF
GENERATOR 11.74 SF
SHOWER 30.38 SF
PATIO REAR 850.88 SF
PAVER DRIVE 515.40 SF
PAVER STONE WALK 88.2 SF
TOTAL IMPERVIOUS AREA =
3,620.08 SF (82.74%)
GRAVEL (NOT INCLUDED)

DWELLING 1,746.91 SF
COV. PORCH 217.27 SF
SHOWER 30.38 SF

TOTAL BUILDING AREA =
1,994.56 SF (45.59%)



LOCATION MAP
1"=200'

REFERENCE PLANS

1. SURVEY WITH TOPOGRAPHY PREPARED BY RONALD W. POST, PLS DATED 1/15/18, REVISED 12/14/21.

TAX MAP DATA

LOT: 19
BLOCK: 25
SHEET: 4
BOROUGH OF BRADLEY BEACH TAX MAP

LOT AREA SUMMARY

EXISTING LOT 19 = 4,375.0 sf./0.10 ac.

FLOOD ZONE REFERENCE

FLOOD ZONE 'X' - NO MINIMUM BASE FLOOD ELEVATION,
F.I.R.M. No. 340250334F, DATED SEP. 25, 2009
FLOOD ZONE 'X' - NO MINIMUM BASE FLOOD ELEVATION,
F.I.R.M. No. 340250334G, DATED JAN. 31, 2014

GENERAL NOTES:

1. PROPERTY IS KNOWN AND DESIGNATED AS LOT 19 BLOCK 25 AS SHOWN ON TAX MAP SHEET NO. 4 OF THE BOROUGH OF BRADLEY BEACH.
2. TOTAL AREA OF LOT 19 = 4,375.0 sf./0.1 ac.
3. PROPERTY LOCATED IN ZONE R - SINGLE FAMILY RESIDENTIAL
4. OWNER/APPLICANT: BARBARA RIOLA & MARLENE RAJPUT
110 OCEAN PARK AVE
BRADLEY BEACH, NJ 07720
5. OUTBOUND SURVEY & TOPOGRAPHY BY RONALD W. POST, PLS., DATED 1/15/18, REVISED 12/14/21.
6. THE PLANTING AREA BETWEEN THE SIDEWALK AND CURB MUST REMAIN NATURAL GRASS
7. 48 HOUR NOTICE IS REQUIRED TO THE ENGINEERS OFFICE PRIOR TO THE START OF CONSTRUCTION.
8. THIS PROJECT CONSISTS OF CONSTRUCTION OF A PAVER PATIO, WALKS, GENERATOR AND SHOWER.
9. ALL UNDERGROUND UTILITIES TO BE RECONNECTED WHEN POSSIBLE.
10. ALL UNDERGROUND UTILITIES BASED ON VISUAL MARKOUT ONLY AND ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
11. ANY REQUIRED DISTURBANCE TO ROAD, WALKS & CURBS WILL BE REPAIRED OR REPLACED IN ACCORDANCE WITH THE BOROUGH STANDARDS UTILIZING INFRARED TREATMENT OF THE TRENCH REPAIR ALONG ALL EDGES OF THE TRENCHES.
12. THE EXISTING SIDEWALK, AND CURBING ALONG THE FRONTAGE IF DAMAGED FROM CONSTRUCTION WILL BE REPAIRED AND/OR REPLACED.
13. ANY WORK WITHIN THE BOROUGH RIGHT OF WAY INCLUDING BUT NOT LIMITED TO DRIVEWAY, CURB, SIDEWALK, UTILITIES, ETC. REQUIRES A BOROUGH ROAD OPENING PERMIT

ZONING DATA

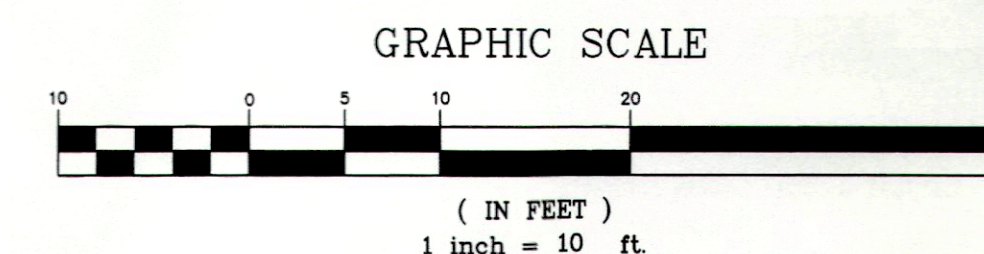
ZONE: RB RESIDENTIAL SINGLE-FAMILY	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING: USE:	2 SINGLE FAMILY	2 SINGLE FAMILY	2 SINGLE FAMILY
MIN. LOT AREA (SF.):	5,000 sf.**	4,375 sf.**	4,375 sf.**
MIN. LOT WIDTH (FT.):	50 ft.**	35 ft.**	35 ft.**
MIN. LOT FRONTAGE (FT.):	50 ft.**	35 ft.**	35 ft.**
MIN. LOT DEPTH (FT.):	100 ft.	125 ft.	125 ft.
MIN. FRONT YARD (TO DWG.):	25.30 ft.	25.30 ft.	25.30 ft.
MIN. FRONT YARD (TO PORCH):	17.0 ft.	17.10 ft.	17.10 ft.
MIN. SIDE YARD W (FT.)10% OF LOT WIDTH	3.5 ft.	5.08 ft.	5.08 ft.
MIN. SIDE YARD E (FT.)20% OF LOT WIDTH	7.0 ft.	3.58 ft.	3.58 ft.
MIN. REAR YARD (FT.):	25.0 ft.	34.68 ft.	34.68 ft.
MAX. BUILDING HEIGHT (FT./ST.):	35.0 ft. 2.5 STORY	34.31 ft. 2.5 STORY	34.31 ft. 3 STORY
MAX. BUILDING COVERAGE (%):	35%	43.7%	45.59%
MAX. IMPERVIOUS COVERAGE (%):	60%	59.8%	82.74%
MIN. OFF-STREET PARKING:	2 SPACES/DWELLING	4 SPACES	4 SPACES
REAR YARD SETBACK (PATIO)	5.0 ft.	NA	1.09 ft.
SIDE YARD SETBACK (PATIO) WEST	5.0 ft.	NA	0.92 ft.
SIDE YARD SETBACK (PATIO) EAST	5.0 ft.	NA	2.77 ft.

**= PRE-EXISTING LOT PRIOR TO 2003

NOTE:

1. THIS IS NOT A SURVEY. THIS PLAN IS BASED ON A SURVEY WITH TOPOGRAPHY PREPARED BY RONALD W. POST, PLS DATED 1/15/2018, REVISED 12/14/21

OCEAN PARK AVENUE
R.O.W.=75' (T.M.)



CHECKED BY: DC	DRAWN BY: TOM G.	REV. DESCRIPTION	DATE	BY
 DANIEL W. CARUSO, P.E. N.J. PROFESSIONAL ENGINEER - GE056887		SITE PLAN LOCATED AT 110 OCEAN PARK AVENUE LOT 19 BLOCK 25 situate in BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY NEW JERSEY		
		SCALE: 1"=10' DATE: 11/24/21 SHEET # 1 OF 1 DRAWING: 21133SRV JOB #: 21133		